159.0	0010	0001.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	8,725,500 /	8,725,500
					USE VALUE:	8,725,500 /	8,725,500
					ASSESSED:	8,725,500 /	8,725,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
185		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOWN OF ARLINGTON SCHOOL
Owner 2:	DALLIN SCHOOL
Owner 3:	
Street 1:	730 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 59,461 Sq. Ft. of land mainly classified as Improved-Edu with a School Building built about 1956, having primarily Brick Exterior and 68578 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 27 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
934	59461.000	6,644,400		2,081,100	8,725,500
Total Card	1.365	6,644,400		2,081,100	8,725,500
Total Parcel	1.365	6,644,400		2,081,100	8,725,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 127.23 | /Parcel: 127.2

Legal Description

User Acct 106101

GIS Ref

GIS Ref

Insp Date 05/03/00

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 159.0-0010-0001.0

!12452!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	934	FV	6,644,300	0	59,461.	2,081,100	8,725,400	8,725,400	Year End Roll	12/18/2019
2019	934	FV	6,461,400	0	59,461.	2,081,100	8,542,500	8,542,500	Year End Roll	1/3/2019
2018	934	FV	6,461,400	0	59,461.	1,754,100	8,215,500	8,215,500	Year End Roll	12/20/2017
2017	934	FV	6,461,400	0	59,461.	1,605,400	8,066,800	8,066,800	Year End Roll	1/3/2017
2016	903	FV	6,461,400	0	59,461.	1,367,600	7,829,000	7,829,000	Year End	1/4/2016
2015	903	FV	6,461,400	0	59,461.	1,189,200	7,650,600	7,650,600	Year End Roll	12/11/2014
2014	903	FV	6,461,400	0	59,461.	1,100,000	7,561,400	7,561,400	Year End Roll	12/16/2013
2013	903	FV	6,461,400	0	59,461.	1,046,500	7,507,900	7,507,900		12/13/2012

PRINT

Date	Time
12/11/20	02:32:24

LAST REV

Date	Time
08/29/16	15:13:53
ekelly	

PAT ACCT. 12452

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	8259-444		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/2015	1180	Solar Pa	250,000		8/24/2015			Install solar pane
8/16/2004	732	Demoliti	9,723					EXISTG SCHOOL, BUI

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2000	Meas/Inspect	264	PATRIOT
7/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	106101
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
934	Improved-Edu		59461		Sq. Ft.	Site		0	70.	0.50	7									2,081,135						2,081,100	

Total AC/HA: 1.36504 | Total SF/SM: 59461 | Parcel LUC: 934 | Improved-Edu | Prime NB Desc: ARLINGTON | Total: 2,081,135 | Spl Credit | Total: 2,081,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	58 - School		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	14 - Asphalt Tile		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	27	Rating:	Average
A HBth:		Rating:	
OthrFix:	12	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.81458193
Const Adj.:	1.00769961
Adj $ / SQ:	147.754
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	10222094
Depreciation:	3577733
Depreciated Total:	6644361

COMMENTS

DALLIN SCHOOL.

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:					HB	27	

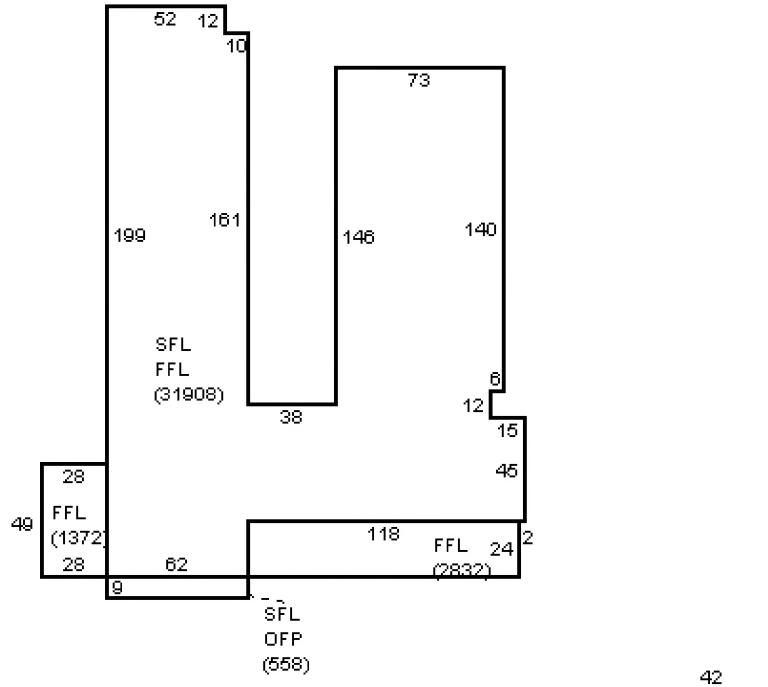
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	36,112	147.750	5,335,681
SFL	Second Floor	32,466	147.750	4,796,971
OFP	Open Porch	558	19.610	10,941

Net Sketched Area:	69,136		Total:	10,143,593	
Size Ad	68578	Gross Are	69136	FinArea	68578

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	147.75
Special Features:	0	Val/Su Net:	96.11
Final Total:	6644400	Val/Su SzAd	96.89

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0010-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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